

## Village Grove HOA Board Meeting

Thursday, April 29, 2021

- A. The Meeting was called to order by Rand Jewell at 7:00pm. Attendees: Rand Jewell, Betsy Baldwin, Kelvin Minniefield, Cecilia Sevin, Wally Beckett, and Gregg Barber.
- B. March Minutes were approved.
- C. Rand Jewell nominated Betsy Baldwin to assume the position of Secretary which was vacated by Michelle Henderson in mid march. The board unanimously approved Betsy's appointment.
- D. Gregg Barber presented the financials through March 2021. Our funds remain strong and in position to support budget needs for the remainder of 2021.
  - Aging report has dropped from \$105,547 to \$66,186 since February or 37%
  - The Balance sheet is up \$213,950 or 40% which is a function of funds building from the Townhome budgets for Phase 1 of the deck replacement project for 2021.
- E. Status updates and next steps from assigned committee members
  - A. The 5th Amendment - Gregg Barber: The identification process and applicable notification plan is almost complete. There are 20 no responses that have been referred to our attorneys and, they have now received certified letters with specific time dated response. We will start invoicing for 2021 Leasing Permits beginning May 15th.
  - B. Townhome Roofing Project - Gregg Barber: Right now we still have 100 Townhome owners who have not submitted their proof of insurance indicating that their coverage includes the roof as per the covenants. These Townhome owners will receive follow up letters in April. In addition, we are evaluating a process that could reduce the HOA's overall roof replacement costs. This evaluation will be reviewed at May's board meeting.
  - C. Infrastructure Project - Cecilia Sevin & Betsy Baldwin: This project is designed to address the driveways that access the garages for the Enclave and Townhomes. The entrances and exits are crumbling due to narrow access and constant abuse from the garbage removal companies and large vans and trucks used for moving and deliveries. The goal was to expand and widen the driveway areas to minimize further damage and costs. Taking into consideration assigned budgets for 2021 the committee has conducted an extensive walk through of the community and prioritized their efforts to the most damaged areas. They will be conducting a walk through of those designated areas with the paving company Wednesday, May 5th to fine tune the actual costs. Once approved, we are estimating a start date for the repairs by mid May.
  - D. Street Light Project - Kelvin Minniefield: Kelvin has done an excellent job orchestrating our request with Georgia Power. As stated in last month's minutes, we actually have a need for almost 60 lights throughout the community. However, based on the recommendation of Georgia Power we have prioritized those needs in phases. Our first phase included 13 locations which was approved by Georgia Power. The equipment costs came in at \$5,781 and the installation charges will be determined next week based on the study provided by Georgia Power. Considering our assigned budget for 2021, we anticipate board approval to initiate installation. Moving forward, Georgia Power has indicated that the City of Suwanee will cover the electricity usage for these new light locations.

- E. Tennis & Pool - Kipp Cobb & Wally Beckett: As mentioned in last month's minutes, this committee allocated their assigned budget to update our wind screens, Village Grove logo, and score boards. These upgrades have been completed and photos were posted on our Facebook page. This committee is now planning a Tennis Mixer to introduce those community members who are not familiar with our tennis facility and would like to learn more. Specific sessions will be designed for adults and children. We are targeting these mixers for about 2-3 weeks after the pool opens.
- F. Event/Media Progress & Common Area Improvement - Rand Jewell: Our event history photos are now posted on our website with noticeable success year to date.
- The virtual watercolor classes designed to address COVID restrictions started a little slow, but picked up in March with more exposure through our Facebook page and word of mouth.
  - The Kids Spring Art Event was packed. Both sessions were full and the kids had a great time.
  - The first Village Grove Garage Sales and Flea Market exceeded expectations. The flea market was the real crowd attractor and all the participants indicated their sales were substantially higher than expected. Looking ahead to next year, we will probably focus on increasing the flea market participation.
  - The 2021 Village Grove Graduate Banner deadline was April 26th. We had 32 graduates respond, which is the largest in Village Grove to date. The Banner should be ready by the week of May 3rd.
  - Our Website & Facebook Page have been updated to include Pool Rules and Operating Hours for 2021 and the announcement of Kipp Cobb as Village Grove Tennis Director. This announcement includes updated coaching guidelines and links to scheduling court time.
- G. Upcoming Events and Common Area projects
- We are going to try the Boot Camp in the Park again this year. Last year COVID-19 put the breaks on this Event. This event would be one day a week through the summer. We will post this on our Facebook page to see if the interest is still strong enough to move forward
  - Christmas in July "Pop Up" Market - July 17th: This would be local artists and "Etsy" type businesses set up in our Pavilion park area (Approximately 15 booths) from 9:00am - 4:00pm to include a coffee and food truck. We will also provide 4-5 additional booths for those in the community who fit the venue theme at the same entry fee of \$50.00 per booth. After any operational costs, the remaining revenue will be added to our event budget for the remainder of 2021.
  - We will start evaluating options to build an outside obstacle fitness course on the top of Pine Straw Mountain to include constructed access up and down. Once designed, our goal is to have the course built by Eagle Scouts.
- H. New Business
- In review of a recent landscaping request, the Architectural committee was deadlocked on approval and the board needed to break the tie. The initial issue was that the homeowner wanted to use white rock in his front flower and plant beds. All members of the committee said no to the white rock.

However, two members agreed that river rock would be a good replacement and two disagreed with the river rock and suggested pine straw or mulch. The remaining board members agreed on lava rock as an acceptable replacement for the white rock. Our decision will be sent to the homeowner with a picture of a current home in the community that uses lava rock for reference.

- Discuss viable candidates to fill the vacancy of Michelle Henderson who recently resigned her position on the board. At this point, we have one candidate that we would like to interview. Otherwise we are continuing our efforts throughout the month of May.
- The board approved resuming in person meetings versus our current zoom process. We will resume this process for our next scheduled meeting in May.

I.The Meeting was adjourned by Rand Jewell at 8:40pm